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Property Report by PropertyShark.com

Property Report for:

1004 W Reno Ave, Oklahoma City, OK 73106

## A. Overview

### A1. Your Notes

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No notes found.

### A2. Photos

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[Upload photos for this property](#)

[Google StreetView](#) [Microsoft Bird's Eye View](#)

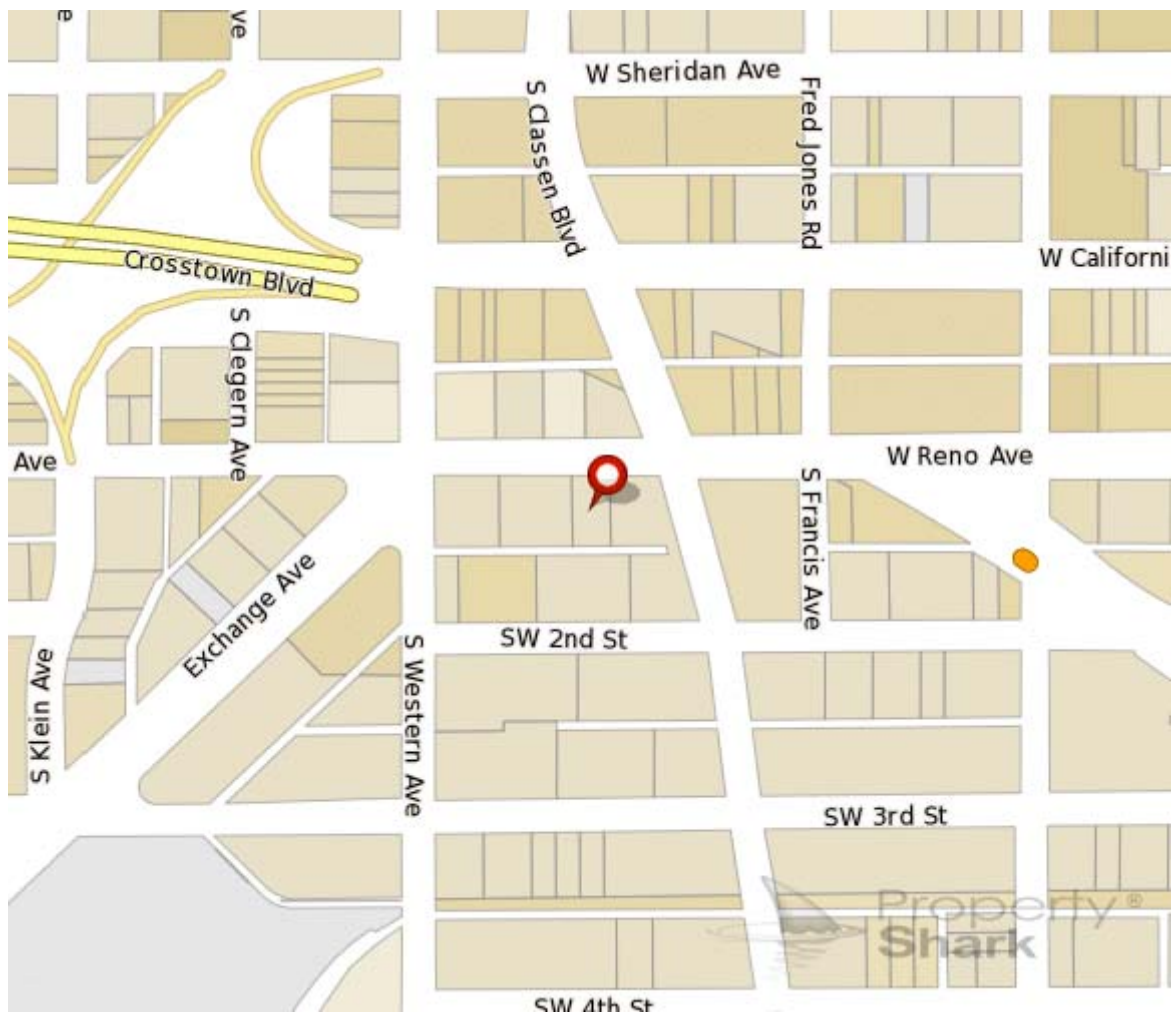
### A3. Overview

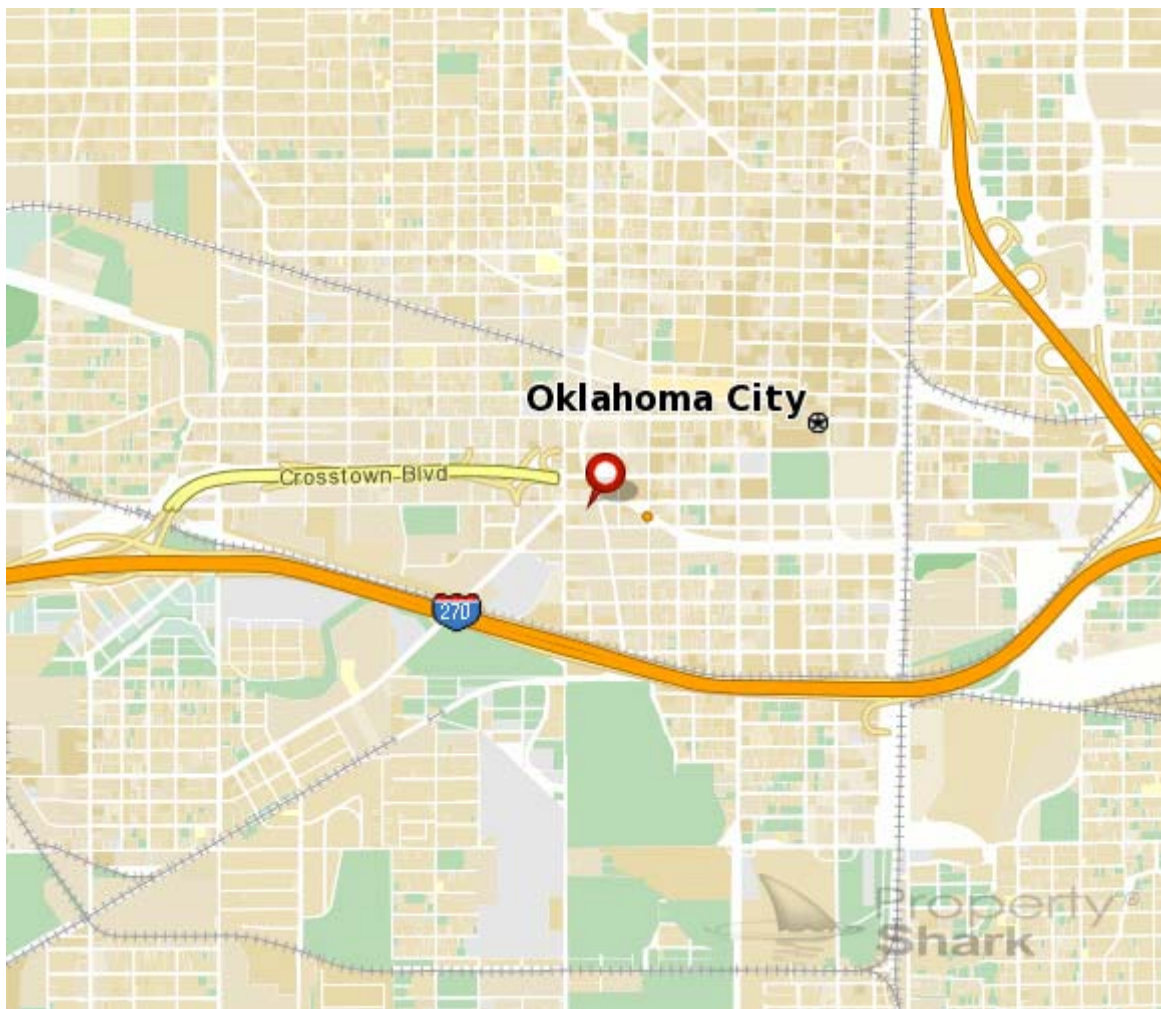
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Location		Market Value and Taxes	
Property address	1004 W Reno Ave Oklahoma City, OK 731063224	Tax year	2014
Parcel ID	R018321800	Land value	\$61,250
Map number	1616	Building value	\$16,060
Lot	000	Total market value	\$77,310
Block	001	Property tax	\$962.18
Legal Description		Land	
LOTS 4 5 6 & E2 OF LOT 7		Property class	Storage Yard (1609)
		Acreage	.28
		Platted land	Yes
Neighborhood		Building	
Neighborhood	Oklahoma City Arts District	Year built	1970
Subdivision	Kelsch Addition	Square footage	1
Tax area	200	Stories	1
Section	4	Units	1
Township	11N		
Range	3W		
Quarter	NW		
Last Sale			
Sale date	8/4/2009		
Sale price	\$165,000		
Owner			
Full name	Allergy Laboratories Inc		

## A4. Maps

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[Link to Yahoo Maps](#)  
[Link to MapQuest Maps](#)  
[Link to Live Search Maps](#)

## A5. For Sale

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PropertyShark currently does not allow manual entry of Commercial For Sale listings in this area.

## B. Owners & Residents

### B1. Ownership

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#### Current Owner

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Allergy Laboratories Inc  
8/12/2009  
[RESEARCH THIS ENTITY](#)

PropertyShark pulls ownership information from many different sources. This allows you to compare them and gives you the best chance of finding the actual owner.

### Assessment Roll



Allergy Laboratories Inc  
Po Box 348  
Oklahoma City, OK 73101  
7/31/2014  
[RESEARCH THIS ENTITY](#)

See more about **1004 W Reno Ave's** ownership.

### From Sales



Allergy Laboratories Inc  
8/4/2009  
[RESEARCH THIS ENTITY](#)

## C. Sales & Value

### C1. Sales History

Sale date	Sale price	Grantor	Grantee
8/4/2009	\$165,000	<a href="#">Monroe Keith E</a>	<a href="#">Allergy Laboratories Inc</a>

### C2. Valuation Model

Our database has 0 properties that meet the following criteria:

- Sold within the last 18 months
- In the 73106 zip code
- Property class Storage Yard
- Sale price over \$25,000

### C3. Neighborhood Price History

We analyzed all sales of property class Storage Yard in the 73106 zip code since 1980. For each year we found the median sale price (half of sales were higher, half were lower) and the median size of the properties sold (half were bigger, half were smaller). We also computed the median price per square foot for this property class and the value of a median (1 sqft) property if it were to sell for the median price per square foot.

Year	# of Sales	Median Price	Median Sq. Ft.	Median \$ per Sq. Ft.	Value at Median \$ per Sq. Ft.
2013	1	\$17,000	1	\$17,000	\$17,000
2012	1	\$81,000	1	\$81,000	\$81,000
2009	2	\$2,300,000	1	\$2,300,000	\$2,300,000

## D. Development & Use

## D1. Land

Land		Land Attributes	
Property class	Storage Yard (1609)	Location vacant	Average (3)
Acreage	.28	Street	Arterial Major
Platted land	Yes		Curb Cut (1)

## D2. Building

General		Other Details	
Occupancy	Storage Yard	Units	1
Building description	Miscellaneous Imps CM	Class	None
Year built	1970	Adjustment year built	1970
Square footage	1	Perimeter linear feet	170
Stories	1	Quality	None
Storyht	8	Condition	Minimum

### Improvements

Type	Description	Square footage
Add On	Yard Paving Concrete Avg	2,950
Add On	Yard Paving Blacktop Avg	6,397
Add On	Fence Chain Link 6` + Brb Wire <1000`	170

## E. Property Tax

### E1. Property Tax

Section X of the [Oklahoma's State Constitution](#) represents the main legal document regarding taxation in the State of Oklahoma. Property taxes are determined at local levels, being used for schools, fire and police protection, and other public services and benefits.

### Market Value

Oklahoma County Assessor determines the *market value* for all taxable real property in the county. Market value has been defined by The Supreme Court as the sale price of real estate as agreed upon between a willing buyer and willing seller, with neither being under duress to buy or sell.

Land value	\$61,250
Improvement value	+ \$16,060
Market value	= \$77,310

### Taxable Value

*Taxable value* results from the application of State Question 676, passed in 1996. This act amends Article 10 of the Oklahoma Constitution and adds [section 8B](#). In short, it limits the fair cash value of real property, for property tax purposes. The fair cash value would not increase by more than 5%

in any taxable year.

Taxable value (capped)	=	\$76,845
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Gross Assessed Value

Oklahoma County Assessor is also responsible for establishing the assessed value of properties. *Assessed value* is calculated by multiplying taxable market value with assessment ratio, which, currently is: 11% - for real properties, and 13.75% - for farms. The assessment process takes place every year.

Gross assessed value	=	\$8,452
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Exemptions And Net Assessed Value

*Net assessed value* represents the gross assessed value less any tax exemptions that apply. Several [exemptions](#) are available in Oklahoma County, which may lower the property's tax bill.

We have no information about whether any exemptions currently apply to this property. Therefore, the net assessed value will be equal to the gross assessed value.

Property Tax

*Property tax* is calculated by multiplying the property's net assessed value by the total [millage rates](#) applicable to it and is an estimate of what an owner **not** benefiting from any exemptions would pay. The rates are expressed as *millages* (i.e the actual rates multiplied by 1000). Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs.

Tax description	Assessed value	Millage rate	Tax amount
Oklahoma County	\$8,452	* 11.6500‰	= \$98.47
County Wide School Levy	\$8,452	* 4.1400‰	= \$34.99
County Health Department	\$8,452	* 2.5900‰	= \$21.89
Metropolitan Library Commission	\$8,452	* 5.2000‰	= \$43.95
Metro Tech Center #22	\$8,452	* 15.4500‰	= \$130.58
Oklahoma City	\$8,452	* 15.4500‰	= \$130.58
Oklahoma City #89	\$8,452	* 59.3600‰	= \$501.71
Property tax	\$8,452	* 113.8400‰	= \$962.18

For more information please visit the web pages of Oklahoma County's [Assessor](#), [Treasurer](#) or look up property's current [tax situation](#).

E2. Assessment History

Year	Property class	Market value	Assessment value	Total tax rate	Property tax
2013	Storage Yard	\$77,313	\$8,050	115.7‰	\$931.38
2012	Service Garage	\$77,313	\$7,666	114.71‰	\$879.37

F. Neighborhood

F1. Neighbors

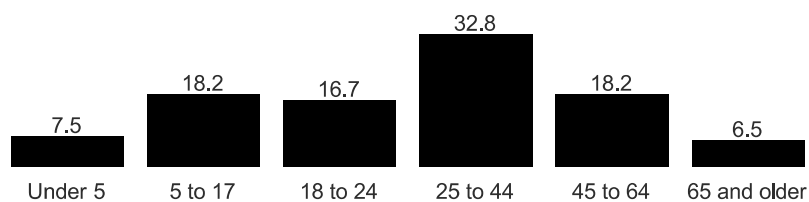
Address	Square footage	Sale date	Sale price
1014 W Reno Ave	7,000	12/15/2010	\$750,000
1032 W Reno Ave	1	12/15/2010	\$150,000
1100 W Reno Ave	2,080		\$0
900 W Reno Ave	6,953		\$0
1140 W Reno Ave	16,495		\$0
1208 W Reno Ave	3,200		\$0
1220 W Reno Ave	3,400		\$0
726 W Reno Ave	324		\$0
720 W Reno Ave	10,790		\$0
708 W Reno Ave	5,900		\$0
1300 W Reno Ave	0	7/30/2009	\$3,000,000
704 W Reno Ave	5,000	3/6/2012	\$200,000
1310 W Reno Ave	18,000		\$0
626 W Reno Ave	4,420		\$0
1430 W Reno Ave	1		\$0

## F2. Demographics By Zip Code

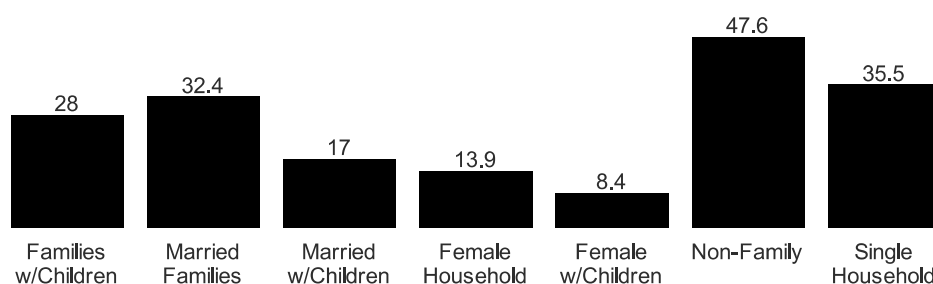
### Profile of Zip Code

Pop 2000	13485
Female pop	6477 (48.0%)
Male pop	7008 (52.0%)
Households	6359 (78.6% occupied)
Home owners	1941 (30.5%)
Renters	3056 (48.1%)
Misc density pop	999.99
Misc density area	3.05
House average household	2.5

### Age Distribution



### Household Type



**Note:** totals often exceed 100% for household type because respondents may choose multiple categories.



# Disclaimer

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